

001.0

Map

0002

Block

0012.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 938,400 /

USE VALUE: 938,400 /

ASSESSed: 938,400 /

Total Card /

Total Parcel

938,400

938,400

938,400

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

27 -29

FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KERINS JOHN F & MARGARET M/TRS

Owner 2: JOHN F KERINS REVOCABLE TRUST

Owner 3: MARGARET M KERINS REVOCABLE T

Street 1: 27 FAIRMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: KERINS JOHN F & MARGARET -

Owner 2: -

Street 1: 27 FAIRMONT STREET

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2759 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

4000

Sq. Ft.

Site

0

80.

1.35

1

432,000

432,000

2022

104

FV

506,400

0

4,000.

432,000

938,400

Year end

12/23/2021

2021

104

FV

483,100

0

4,000.

432,000

915,100

Year End Roll

12/10/2020

2020

104

FV

483,300

0

4,000.

432,000

915,300

915,300

Year End Roll

12/18/2019

2019

104

FV

374,500

0

4,000.

459,000

833,500

833,500

Year End Roll

1/3/2019

2018

104

FV

374,500

0

4,000.

334,800

709,300

709,300

Year End Roll

12/20/2017

2017

104

FV

350,900

0

4,000.

291,600

642,500

642,500

Year End Roll

1/3/2017

2016

104

FV

350,900

0

4,000.

248,400

599,300

599,300

Year End

1/4/2016

2015

104

FV

312,000

0

4,000.

243,000

555,000

555,000

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

KERINS JOHN F &

1407-105

11/9/2011

Convenience

10

No

No

1049-52

9/1/1988

235,000

No

No

Y

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

8/4/2017

MEAS&NOTICE

HS

Hanne S

10/14/1999

Inspected

267

PATRIOT

9/22/1999

Mailer Sent

9/22/1999

Measured

163

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/_/

001.0

0002

0012.0

1 of 1

Residential

CARD

ARLINGTON

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ASSESSed: 938,400 /

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938,400

938,400

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Description

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R2

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Sewer

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Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

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Street

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Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

4000

Sq. Ft.

Site

0

80.

1.35

1

432,000

432,000

Total AC/HA: 0.09183

Total SF/SM: 4000

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total: 432,000

Spl Credit

Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

